

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>7577⁰⁰</u> <u>6500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>None</u>
FILE # <u>SPR-2000-070</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2810 Landing View Lane
 SUBDIVISION Walker Field
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2705-303-00-109

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24,650

SQ. FT. OF EXISTING BLDG(S) 20,700

OWNER Sky Adventures L.L.C.
 ADDRESS 2496 Del Mar, Grand Jct.
 TELEPHONE _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS PAINT HANGAR
~~RESTAURANT~~

APPLICANT Donald R. Hillery
 ADDRESS 751 Horizon Ct, St. 102, Grand Jct.
 TELEPHONE 970-245-710

DESCRIPTION OF WORK & INTENDED USE: Remodel

existing building & install elevator tower & parking lot FOR RESTAURANT OFFICE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: NA from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: YES

SPECIAL CONDITIONS: PER AIRBORNE SITE PLAN 8-2-00

MAXIMUM HEIGHT _____

PLAN 8-2-00

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

CENSUS TRACT 16 TRAFFIC ZONE 14 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Donald R. Hillery
 Department Approval Bill Nuth

Date 3/22/00
 Date 8-2-00

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13299</u>
Utility Accounting <u>jr</u>	Date <u>8/3/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: ...)